3.6 PARKING AND CIRCULATION

Figure 3.0-5, Proposed Vehicular Circulation and Parking Plan, shows the conceptual vehicular circulation and parking plan for the project site. Access to the site would be provided from Kaiser Drive and Kiely Boulevard. Kaiser Drive is currently a private street with an easement that allows vehicles from the neighborhood west of the street to access Kiely Boulevard. Kaiser Drive would be dedicated for use as a public street as part of project approval. No driveways would be provided on Pepper Tree Lane or Miles Drive. Parcels 1 and 2 are proposed to have one primary access road entry and parking lot entrance from Kaiser Drive and one secondary access road entry from Kiely Boulevard. The secondary entry from Kiely Boulevard would be right-in/right-out only. Parcel 3 is proposed to have two driveway entries from Kaiser Drive. Primary and secondary streets would be constructed to provide internal circulation, with the main vehicular circulation in a north-south and east-west direction. Emergency vehicle access would be provided from Kiely Boulevard. Table 3.0-2, Proposed Parking and Figure 3.0-5 shows the number of parking spaces and configuration of parking proposed at the project site. As shown in the table, a total of 1,790 parking spaces would be provided, including 2 parking spaces for each housing unit on the site and 133 guest parking spaces.

The multi-level aboveground parking garages would be located in the middle of each apartment building and provide parking for the multi-family units. The parking garages would be open to the atmosphere on all sides, but would contain a roof to provide covered parking for all vehicles. The two multi-level parking garages would provide a total of 1,072 parking spaces (548 spaces for the north multi-family building and 524 spaces for the south multi-family building) and 58 guest parking spaces for the multi-family units.

Table 3.0-2 Proposed Parking

	Number of Required Parking Provided				Provided	
Housing	Housing	Parking	Standard	Tandem	Guest	Total
Single-Family Attached – Town Houses	152	335	256	48	36	340
Single-Family Attached – Row Houses	73	161	98	48	16	162
Single-Family Detached	45	99	90	0	23	113
Multi-Family Apartment Units	536	1072	1,072	0	58	1,175
TOTAL			1,516	96	133	1,790
Source: The Dahlin Group 2008						

Proposed Vehicular Circulation and Parking Plan

Row Townhomes North North South S	LEGEND			
1072 1072 1072 1073 1074 1075	1YPE AMILY (536)	KEQUIKED	PROVIDED	Row Townhomes
1072 1175 1072 1175 304 304 305 305 306 306 307 306 308 306 309 306 309 90 9	RESIDENT*	1072	1072 548 (51%)	
1072 1175 304 304 304 335 340 340 35 340 35 340 36 56 56 56 56 56 56 56 56 56 56 56 56 56	SOUTH			
304 304 304 304 304 304 304 305 304 305 305 305 305 305 305 305 305 305 305	ADD. NORTH	1 1	8 2 2 4	
304 304 235 64% 248 (10%) 31 34 0 335 340 340 351 340 362 64% 363 64% 371 340 372 64% 373 64% 373 64% 374 146 375 64% 375 64% 376 64% 377 1790 377 1790 378 64% 379 1113 370 65% 37	TOTAL	1072	1175	
335 334 North 136 146 146 North 137 340 North 138 138 140 North 15 16 16 16 16 16 16 16 16 16 16 16 16 16	R TOWNHOME (152)			
335 340 31 35 (158) 1146 1146 1146 1146 115 116 1167 1770 1167 1770	RESIDENT*	304		
335 340 Cluster Townhomes 146 146 148 (33%) 15 16 167 167 1790 18 proces required per unit.	SIANDARD			
335 340 146 146 146 146 15 16 339 90 90 90 90 90 90 167 1770 180 180 180 180 180 180 180 180 180 180	GUEST**	31	36	
146 146 146 98 (27%) 98 (27%) 99 90 90 90 90 90 90 90 90 90 90 90 90	TOTAL	335	340	Cluster Townhomes
146 146 146 4 4 4 4 4 4 4 4 4 4 4 4 4 4	OWNHOME (73)			
16 (67%) 90 (97%) 90 (100%) 90 (100%) 90 (100%) 113 Single- Family 7 1790	RESIDENT*	146	146	
162 162 90 90 90 90 113 113 7 11790 116 Family Fami	STANDARD	1 1		
162 90 90 90 113 113 113 113 114 115 117 117 117 117 117 117 117 117 117	GUEST**	15		
90 %0 (100%) South South Single- Single- Single- South Single-	TOTAL	161	162	
90 90 90 90 90 90 90 90 90 90 90 90 90 9	. (45)			
23 23 23 23 23 23 24 25 25 25 25 25 25 25 25 25 25 25 25 25		06	06	Multi-Family
113 Single- Single- Family Inited per unit.	STANDARD	1 1	90 (100%)	South South South
uired per unit.	GUEST**	6	23	
uired per unit.	TOTAL	66	113	
uired per unit.	ALS (+80)	1667	1790	
	overed parking spa	ces required _l	per unit.	
	% guest parking re	quired.		

1800 900 0 180

APPROXIMATE SCALE IN FEET
SOURCE: Fairfield Development - June 2008

